

H02/1



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0059
LOCATION: 1806 Lakeshore Drive



1" = 141'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2017-0059 ROW # 11804871 Tax # 0117110212
TCAD ✓

Section 1: Applicant Statement

Street Address: 1806 Lakeshore Drive

Subdivision Legal Description:

David S. Minter Addition

Lot(s): 2

Block(s): _____

Outlot: _____

Division: _____

Zoning District: Lake Austin

I/We Lisa Laughlin Boyd

on behalf of myself/ourselves as

authorized agent for _____

affirm that on

Month October ☐, Day 10 ☐, Year 2017 ☐, hereby apply for a hearing before the

Board of Adjustment for consideration to (select appropriate option below):

☐ Erect ☒ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: Addition for covered storage/garage/workshop

Portion of the City of Austin Land Development Code applicant is seeking a variance from:
 Subchapter C: Article 2, Division 1: Section 25-2-492: Front Setback

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

The previous residence on the lot had covered storage/ garage area at this address and like many residences on this street was built prior to annexation and up to the front property line where the slope of this area is relatively flat. The current residence at this address complies with the front setback rule, but due to the rapidly sloping and wooded terrain, there is no other open space outside of the front setback area to provide space for the covered garge/storage. Current use of the property without adequate storage is not reseasonable because it causes a visually cluttered appearance not common to the area since other homes on the street (cont)

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The property has extreme topographic constraints beginning less than 25 feet from the street. The property slopes from 35-100 degrees and is heavily wooded and bouldered. These factors create a small buildable enveope. The hardship is unique due to this combination of steep topography and natural slope. Because of this hardship, there is no feasible alternative to accomodate the requested reasonable use.

b) The hardship is not general to the area in which the property is located because:

Though the encroachment into the twenty-five foot setback currently exists in every property from 1712-1810 Lakeshore, it does not exist on this property. Not all lots have the same combination of old footprints, trees to be preserved and steep topography. 2 neighboring homes with similar rear slopes have setbacks from 15-19 feet.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The encroachment into the front twenty-five foot setback already exists in the area. The utilization of the site and the scale and size of the addition will improve the privacy of surrounding homes and will remove the owners cars from a crowded street and improve the landscape and open space. The design and architecture of the addition will be consistent with the surrounding architecture in scale, size, and materials.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 10/10/2017

Applicant Name (typed or printed): Lisa Laughlin Boyd

Applicant Mailing Address: 1806 Lakeshore Drive

City: Austin State: texas Zip: 78746

Phone (will be public information): (214) 632-2191

Email (optional – will be public information): [REDACTED]

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 10/10/2017

Owner Name (typed or printed): Lisa Laughlin Boyd

Owner Mailing Address: 1806 Lakeshore Drive

City: Austin State: Texas Zip: 78746

Phone (will be public information): (214) 632-2191

Email (optional – will be public information): [REDACTED]

Section 5: Agent Information

Agent Name: N/A

Agent Mailing Address:

City: State: Zip:

Phone (will be public information):

Email (optional – will be public information):

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

Section 1: An addition of approximately 290 square feet requires a setback of 20 feet instead of 25 feet. This addition would house enclosed storage/garage/workshop. The approximate total square feet of the house would increase from 2843 to 3133. Neighboring homes range from 1370 - 4598 square feet. The original complying site plan, a scaled site plan sketch and an elevation drawing

Additional Space (continued)

are included. A property Profile with property square footages taken from Travis County CAD is included for reference. Satellite and street view photos are also included.

Section 2: Reasonable Use: con't: enjoy covered storage/ garages. Allowing the covered storage/ garage at this site will improve everyone's reasonable use of the shared narrow street that was not designed wide enough to accommodate both parked cars and two lanes of traffic.

Historic aerial photos from 1962 and 1984 show the original footprint. Property Profile of 1987 building footprints built prior to annexation also shows the building footprint in the setback area. The Property Profile with addresses shows the current complying footprint. Street view photos show common covered storage/garages.

Section 2: Hardship: Surveys showing slopes are included. Property Profile showing addresses and contours is from 2012. Property Profiles of the area show approximate current setbacks measured by the City's ArcGIS tool.

Section 2: Area Character: Street View photos show neighboring homes. The front elevation of the proposed addition shows compatible scale and materials.

SAVE



October 11, 2017

Board of Adjustment

City of Austin

Esteemed Board members,

This cover letter to my Application for a Variance will explain unique reasons why I am respectfully requesting a Variance from the required twenty-five foot front setback. When I bought this lot in 2011, a friend called it "the last unbuildable lot on Lake Austin". Another called it a "postage stamp size of a lot." I did make sure that it was big enough to built a two story empty-nester house of under 3000 square feet. It was designed for me as my "dream retirement house." Since I moved in 4 years ago, my life and needs have changed: funny how life does that! I have been in a relationship with a man who has STUFF: Like tools, a motorcycle, clothes, and a car that needs shelter(according to him.) If we could build an addition to shelter his stuff, it would be the ideal solution to surmounting the obstacles to our union. I have tried multiple times to purchase the lot next door. However, the owners have refused multiple times. The best solution is pictured above and would encroach five feet into the setback area. My neighbors have approved the concept and design. Most of them enjoy encroachments as well.

Thank you for indulging my brief personal explanation to my request for a Variance though I know you will only judge the case on its merits as presented in the Application.

Sincerely,

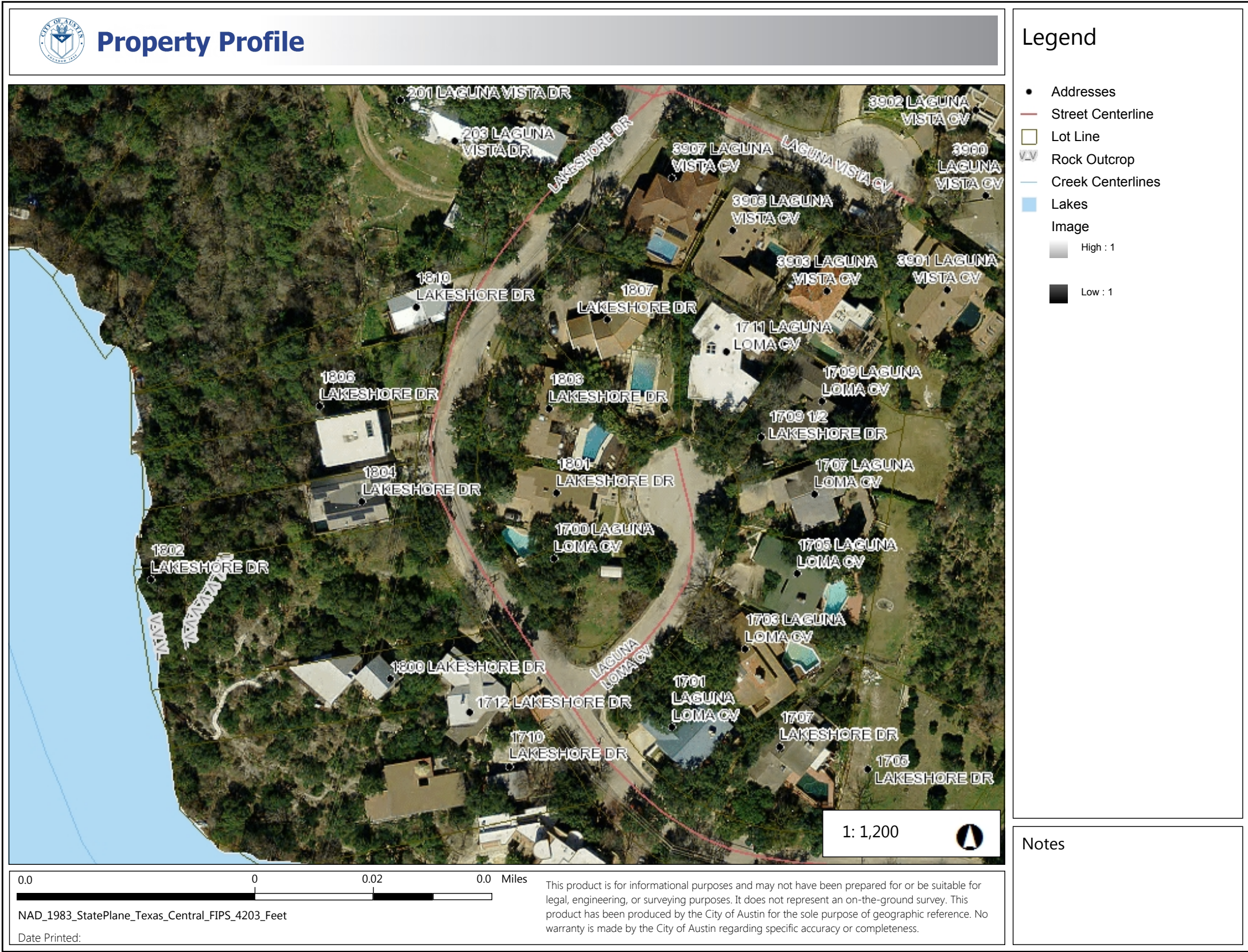
Lisa Laughlin Boyd

BOA Application

1806 Lakeshore Drive
Lisa Laughlin Boyd 10-10-2017

Neighborhood Property Profile with Addresses

H02/9

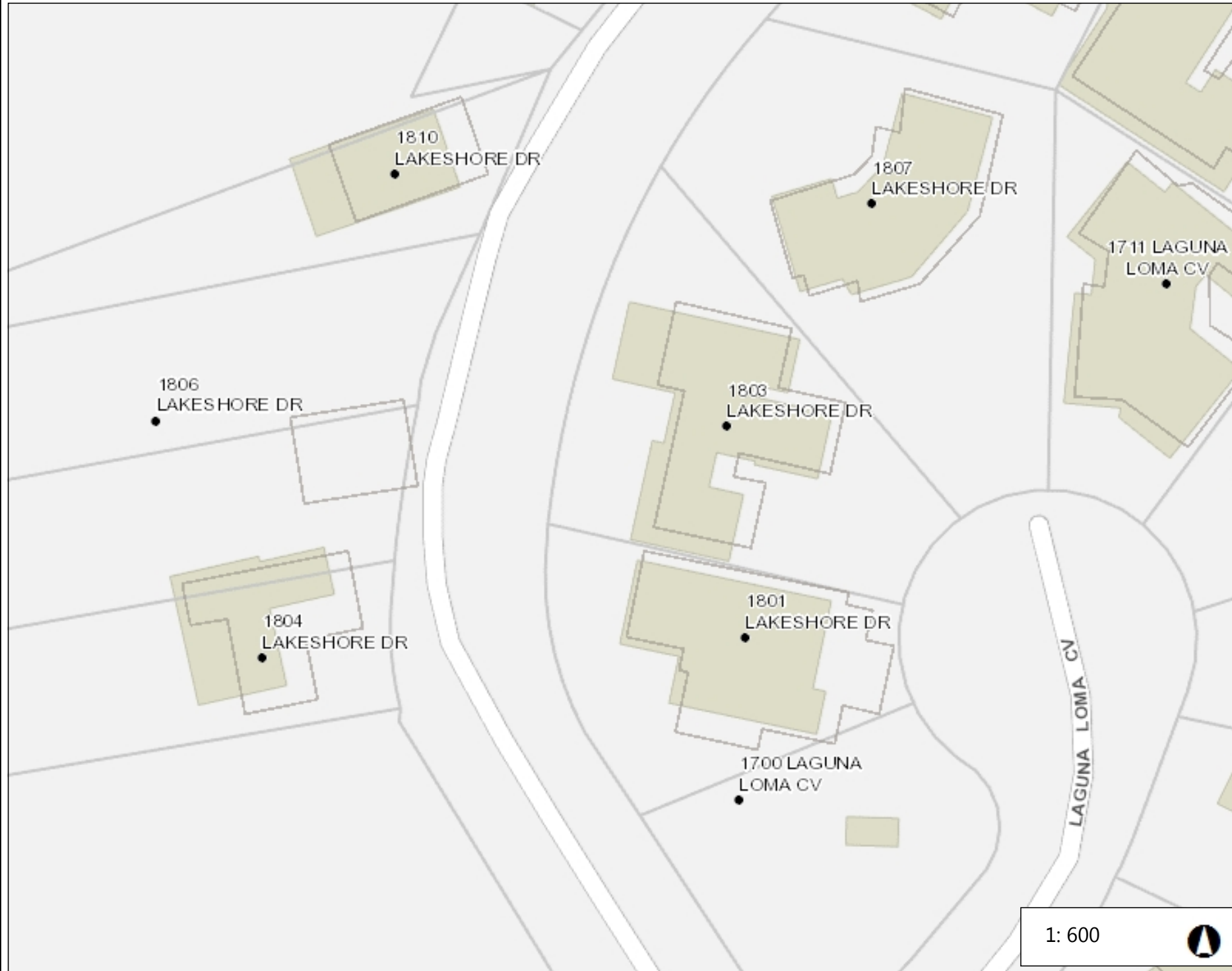


1987 Building Footprints

H02/10



Property Profile



Legend

- Addresses
- Building Footprints 1987

Notes

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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[REDACTED] [REDACTED] [REDACTED] [REDACTED]

1984 Aerial Photo

[REDACTED] image of Lakeshore drive from 1984 and 1962 are attached.

[REDACTED]

Rusty Heckama | [REDACTED]

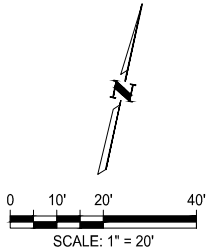
Nancy Toombs | Head of Public Services
Austin History [REDACTED]
[REDACTED]





1806 LAKESHORE DRIVE		
ZONING		SF-2
SETBACKS		
FRONT	20	
STREET SIDE	15'	
INTERIOR SIDE	5'	
REAR	10'	
SHORELINE	75'	
MINIMUM LOT SIZE	5,750 SF	
MINIMUM LOT WIDTH	50'	
MAXIMUM HEIGHT	35'	

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	Area (SF)	Area (Ac)
1	1.00%	15.00%	Gray	1492.27	0.03
2	15.00%	25.00%	Orange	1257.10	0.03
3	25.00%	35.00%	Green	268.48	0.01
4	35.00%	100.00%	Blue	7909.01	0.18



CLIENT: LISA BOYD

DRAWN BY: C.R.K.

DESIGNER: C.R.K.

REVIEWER: B.L.

B.I.D. PROJECT: 148.001

LISA BOYD

1806 LAKESHORE DRIVE

AUSTIN, TRAVIS COUNTY, TEXAS

SITE CONSTRAINTS EXHIBIT

PRELIMINARY

NOT FOR CONSTRUCTION,

BIDDING, OR PERMIT

PURPOSES.

PREPARED UNDER THE

SUPERVISION OF


BRADLEY J. LINGVAL,

P.E. #98217 ON

May 18, 2011

512.669.5560

WWW.BIGREDDOG.COM



ENGINEERING | CONSULTING

103 E. 5TH ST. #205 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)

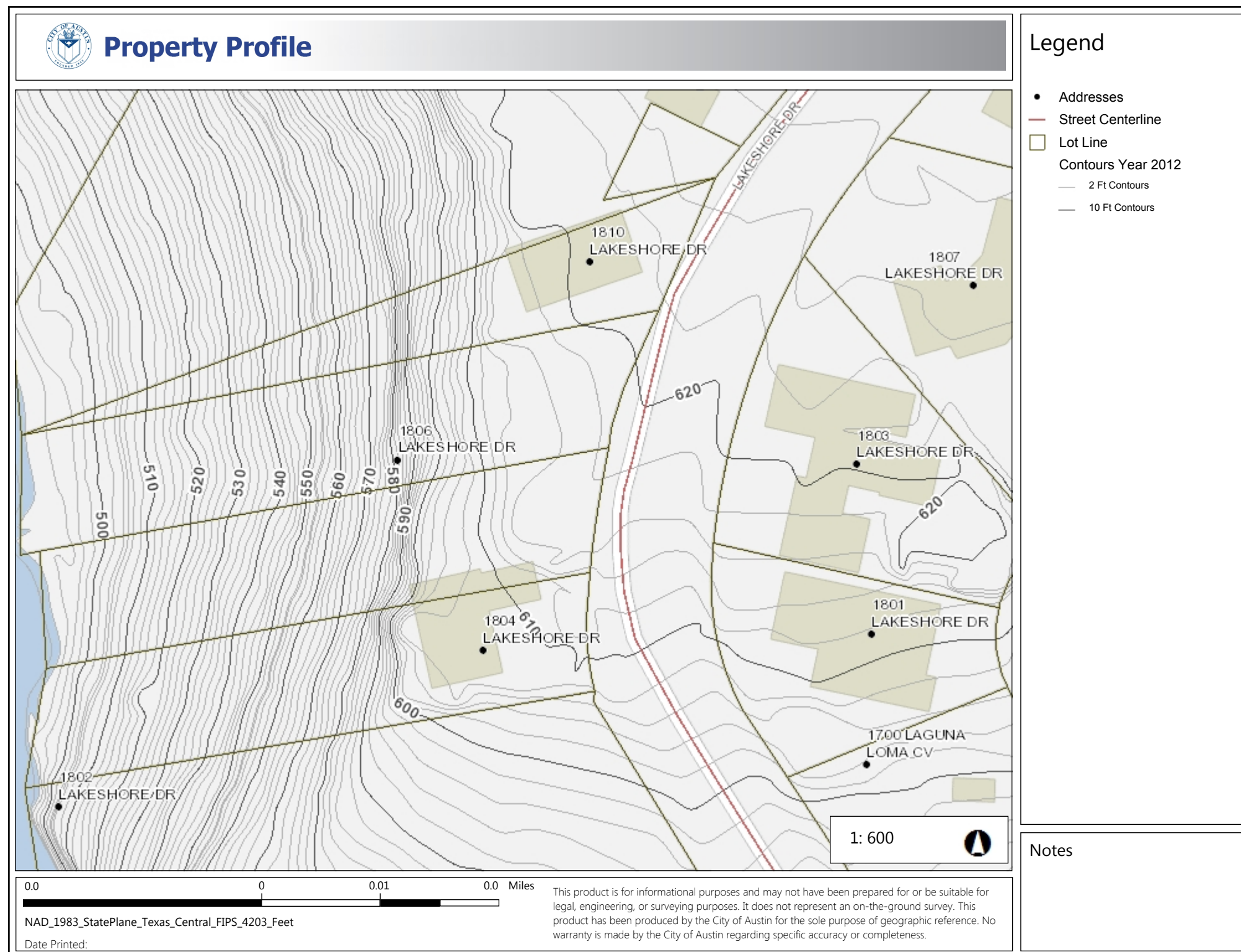
AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-11201

NO.

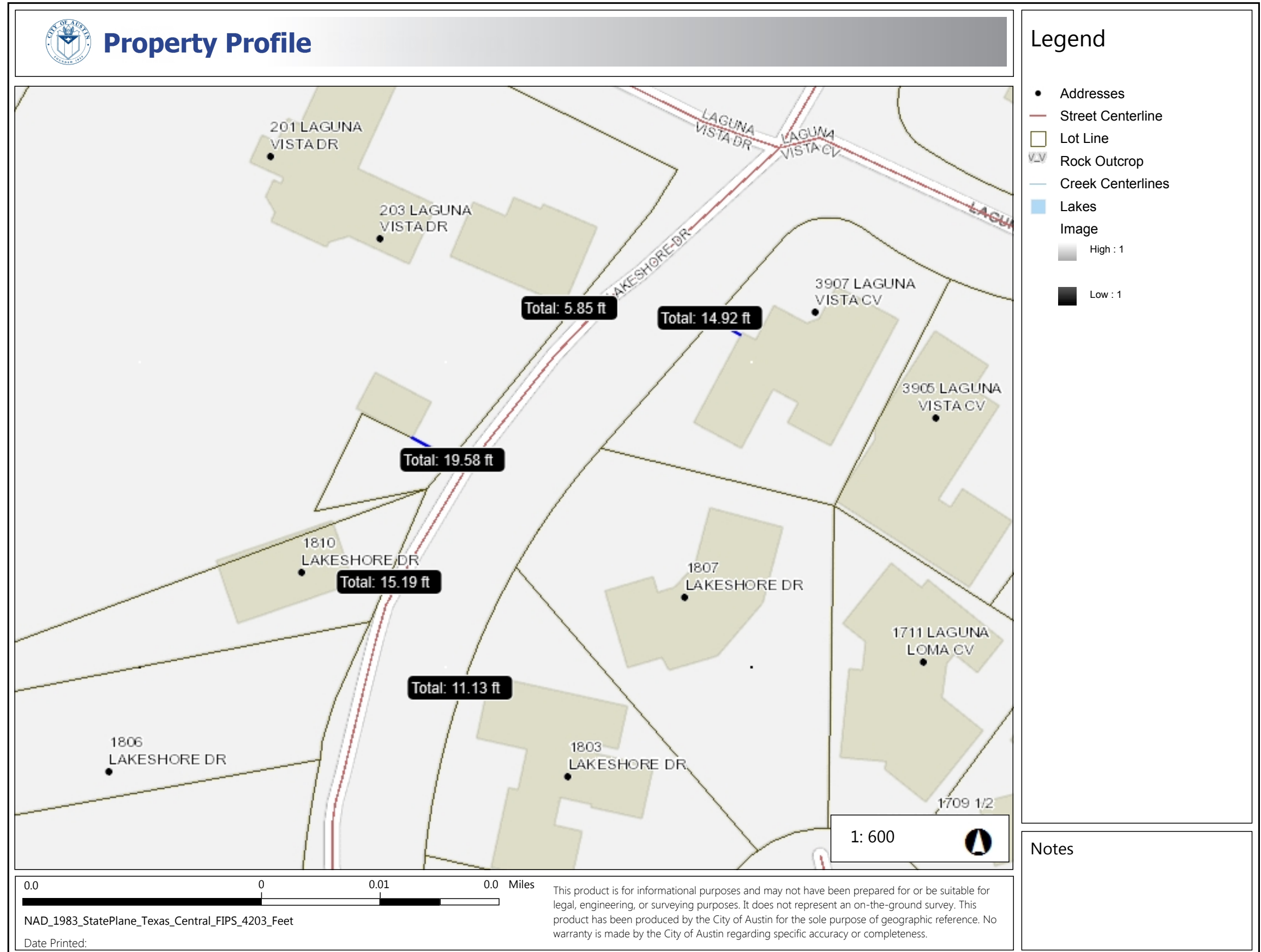
DATE

BY

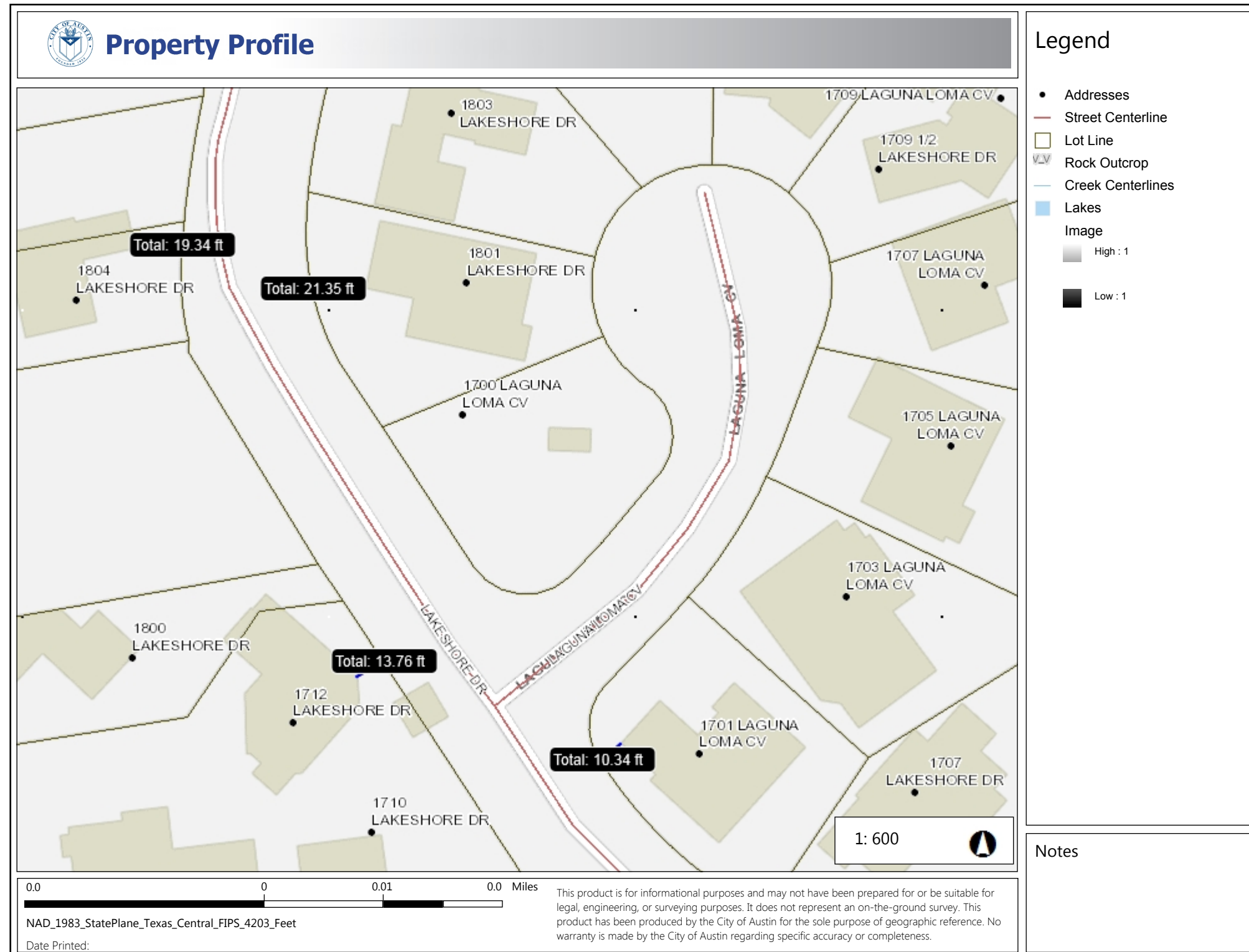
Contour 2012 1802-1810 Lakeshore Dr.



Approximate Setback distances measured by ArcGIS tool



Approximate Setbacks measured by ArcGIS



Lakeshore Home and same side neighbors



1806 Lakeshore



1804 Lakeshore



1810 Lakeshore

Lakeshore Home



1806 Lakeshore

Across the street Neighbors

H02/17

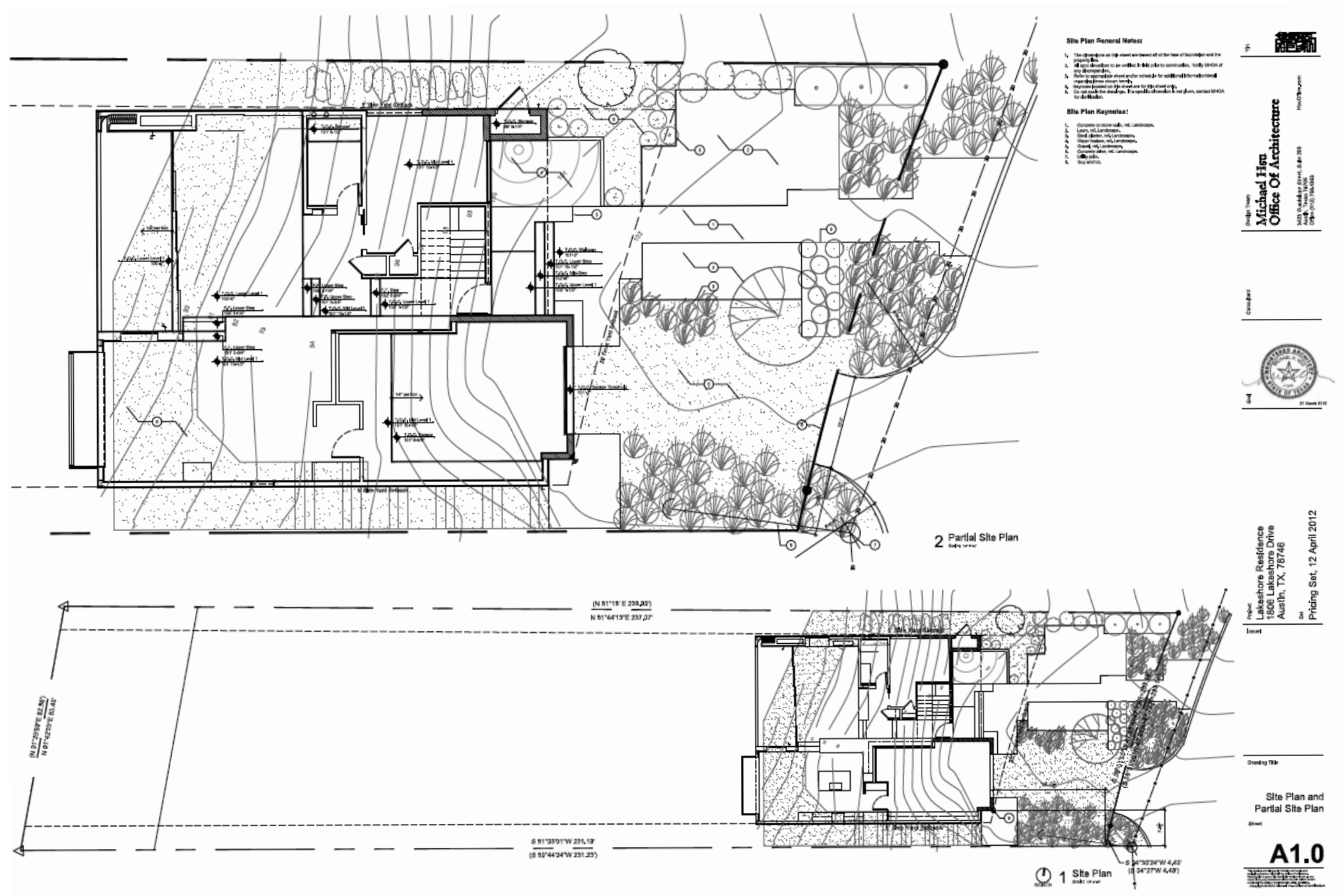


1803 Lakeshore

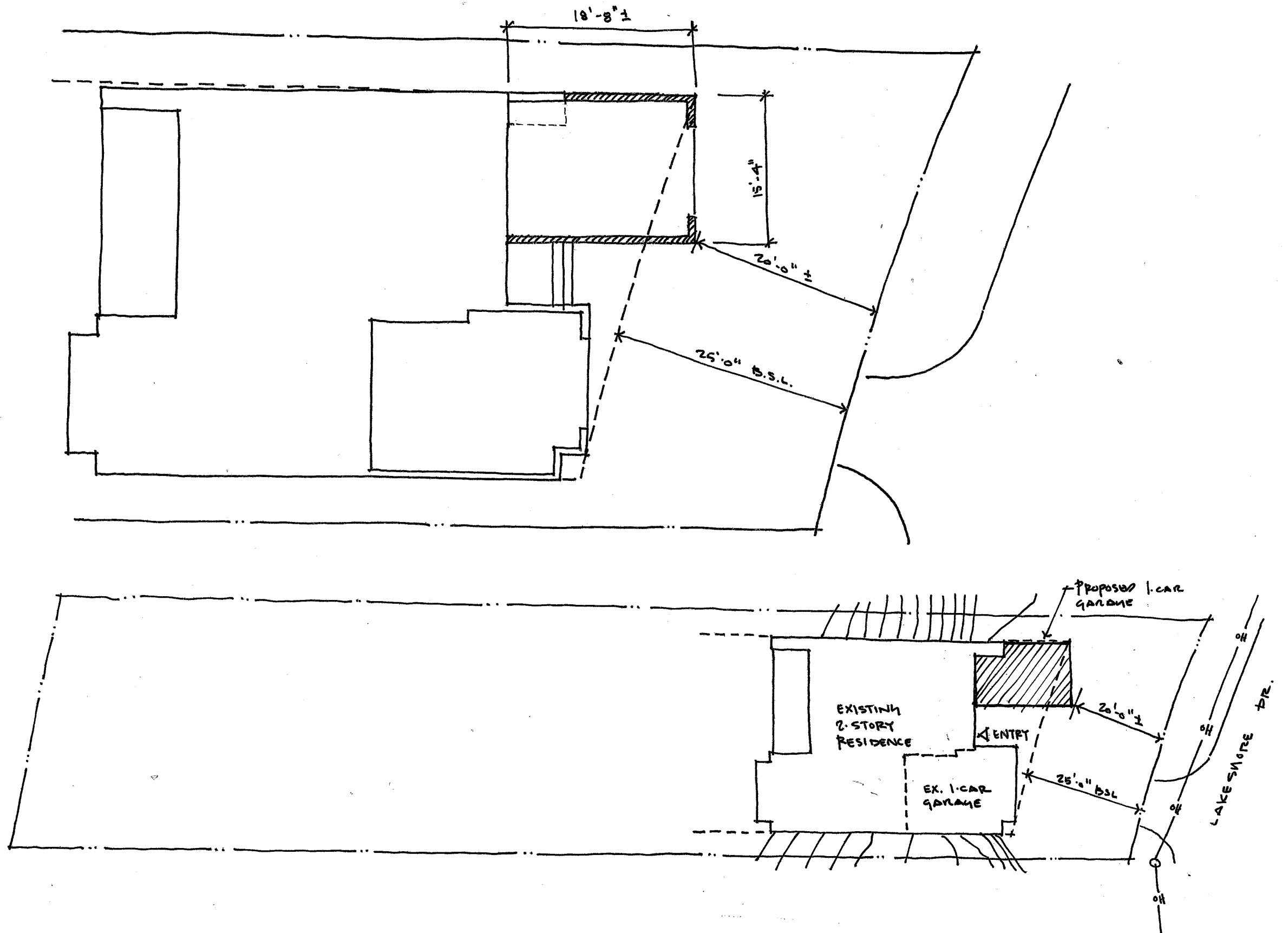


1801 Lakeshore

1806 Lakeshore Dr. Site Plan 2012



Scaled Site Plan Sketch with new Addition





Architect's Rendering of House with New Addition



October 4, 2017

Dear Board of Adjustment for the City of Austin,
I have seen Lisa Boyd's proposed Variance request for an addition that would encroach 20 feet into the City's 40 foot setback requirement. I approve of this request which would not alter the character of the neighborhood and which would improve the street view of the house. The request is for a reasonable use of her property.

Sincerely yours,

Lynn and Hayden Brooks

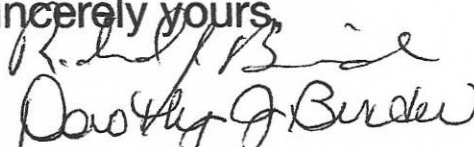
Lynn and Hayden Brooks

Address 1804 Lakeshore Drive
Austin, TX 78746


October 4, 2017

Dear Board of Adjustment for the City of Austin,
I have seen Lisa Boyd's proposed Variance request for an addition that would encroach 20 feet into the City's 40 foot setback requirement. I approve of this request which would not alter the character of the neighborhood and which would improve the street view of the house. The request is for a reasonable use of her property.

Sincerely yours,



Dorothy J. Burden

Address 1801 LAKESHORE DRIVE, AUSTIN TX 78741 AND
1700 LAGUNA LOMA DRIVE, AUSTIN, TX 78741


October 4, 2017

Dear Board of Adjustment for the City of Austin,
I have seen Lisa Boyd's proposed Variance request for an addition that would encroach 20 feet into the City's 40 foot setback requirement. I approve of this request which would not alter the character of the neighborhood and which would improve the street view of the house. The request is for a reasonable use of her property.

Sincerely yours,


Mark Roca

Address 3907 Laguna Vista Ct
Austin, TX 78746

October 4, 2017

Dear Board of Adjustment for the City of Austin,
I have seen Lisa Boyd's proposed Variance request for an addition that would encroach 5 feet into the City's 25 foot setback requirement. I approve of this request which would not alter the character of the neighborhood and which would improve the street view of the house. The request is for a reasonable use of her property.

Sincerely yours,

Jon & Danielle Kosling

Address 1803 Lakeshore Dr.

October 4, 2017

Dear Board of Adjustment for the City of Austin,
I have seen Lisa Boyd's proposed Variance request for an addition that would encroach 5 feet into the City's 25 foot setback requirement. I approve of this request which would not alter the character of the neighborhood and which would improve the street view of the house. The request is for a a reasonable use of her property.

Sincerely yours,

Address



Cole Schindler